

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**JANUARY 13, 2005**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, JANUARY 13, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.**

❖ **PLANNING COMMISSION ITEMS**

1. Approval of December 9, 2004 and December 23, 2004 meeting minutes.
2. Case No.: DR2004-10  
Request: Authorize the advertisement of an amendment to the Subdivision Regulations regarding public utility easements associated with lot splits, plats and vacations  
Presenting Planner: Neil Strahl

❖ **SUBDIVISION ITEMS**

**Items 3-1 to Items 3-5 may be taken in one motion unless there are questions or comments.**

3. Consideration of Subdivision Committee recommendations from the meeting of January 6, 2005. Darrell Downing, Mitch Mitchell, Gary Gibbs, Denise Sherman, present. Harold Warner Jr., Bill Johnson, James Barfield absent. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 3-1 (SUB2003-149) Approved, vote (3-0); Agenda Item 3-2 (SUB2004-152) Approved, vote (3-0);  
Agenda Item 3-3 (SUB2004-156) Approved, vote (4-0); Agenda Item 3-4 (SUB2004-155) Approved, vote (4-0);  
Agenda Item 3-5 (Lot Split No. SUB2004-158) Approved, vote (4-0);  
Agenda Item 4-1 (VAC2004-65) Approved, vote (3-0); Agenda Item 4-2 (VAC2004-66) Approved, vote (3-0);
- 3-1. **SUB2003-149 – Revised Final Portion of Overall Preliminary Plat – AVALON PARK THIRD ADDITION, located on the east side of Tyler Road and north of 37<sup>th</sup> Street North.**  
Engineer: PEC, P.A.  
Acreage: 61.8  
Total Lots: 85
- 3-2. **SUB2004-152 – One-Step Final Plat – McNeil ESTATES ADDITION, located north of 69<sup>th</sup> Street North and on the east side of 127<sup>th</sup> Street East.**  
Engineer: Ruggles and Bohm, P.A.  
Acreage: 4.68  
Total Lots: 1
- 3-3. **SUB2004-156 – One-Step Final Plat – FAISSAL ADDITION, located on the north side of 13<sup>th</sup> Street North and west of Meridian.**  
Engineer: Ruggles and Bohm, P.A.  
Acreage: .32  
Total Lots: 1

- 3-4. **SUB2004-155 – One-Step Final Plat – WICHITA COUNTRY CLUB FIRST ADDITION, located south of 13<sup>th</sup> Street North and on the east side of Rock Road.**  
Engineer: Garber Surveying Service, P.A.  
Acreage: 3.61  
Total Lots: 1

- 3-5. **Request for Lot Split Modification of Lot Depth to Width Ratio (Lot Split No. SUB2004-158 – Van View Addition)**

❖ **PUBLIC HEARINGS – VACATION ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Items 4-1 to 4-2 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 4-1. **VAC2004-65 – Request to Vacate Platted Access Control, located on the southeast corner of the 31<sup>st</sup> Street South and 31<sup>st</sup> Street Court.**
- 4-2. **VAC2004-66 - Request to Vacate the Western Portion of Wichita Street's Platted Right-of-Way, located between First and Second Streets.**

❖ **PUBLIC HEARINGS – ZONING ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

5. Case No.: ZON2004-65  
Request: Zone change from “B” Multi-family Residential and “GC” General Commercial to “LC” Limited Commercial  
District Advisory Board: One heard January 3, 2005  
General Location: South of Central and west of Hillside  
Presenting Planner: Bill Longnecker
6. Case No.: ZON2004-66  
Request: Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial with a Protective Overlay  
General Location: At the northwest corner of George Washington Boulevard and Oliver  
Presenting Planner: Jess McNeely
7. Case No.: ZON2004-64  
Request: Zone change from “SF-5” Single-family Residential to “NR” Neighborhood Retail  
District Advisory Board: Five heard January 3, 2005  
General Location: At the northwest corner of Douglas and Ridge Road  
Presenting Planner: Dale Miller

8. Case No.: ZON2004-63  
Request: Zone change from "NR" Neighborhood Retail to "LC" Limited Commercial and an amendment to Protective Overlay #3  
District Advisory Board: Two heard January 3, 2005  
General Location: South of Lincoln and east of Webb Road  
Presenting Planner: Scott Knebel
9. Case No.: ZON2004-67  
Request: Zone change from "B" Multi-family Residential and "LC" Limited Commercial to "GC" General Commercial  
General Location: At the southwest corner of 13<sup>th</sup> Street North and Hydraulic  
Presenting Planner: Bill Longnecker
10. Case No.: CON2004-44  
Request: Conditional Use to permit an employee parking area for an off site commercial building on property zoned "SF-5" Single-family Residential  
District Advisory Board: Four will hear January 19, 2005  
General Location: At the northwest corner of Mentor and Sedgwick  
Presenting Planner: Scott Knebel
11. Case No.: CON2004-43  
Request: Conditional Use for vehicle sales on property zoned "LC" Limited Commercial  
District Advisory Board: Four will hear January 19, 2005  
General Location: North of Harry and west of Meridian  
Presenting Planner: Jess McNeely

## ❖ **PLANNING COMMISSION ITEMS**

12. Due Process, Conflicts, Prejudgment, Ex Parte, and Quorum/Voting Considerations, presentation by Robert Parnacott, Assistant Sedgwick County Counselor, and Joe Lang, First Assistant City Attorney.
13. Other matters/adjournment.

**John L. Schlegel Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission**